

011.A

0001

0408.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

325,800 / 325,800

USE VALUE:

325,800 / 325,800

ASSESSED:

325,800 / 325,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 408

Owner 1:	BRENTWOOD REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 712 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site		0	0.	0.00	6031																	

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	325,800			325,800			
Total Card		0.000	325,800			325,800	Entered Lot Size		
Total Parcel		0.000	325,800			325,800	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	457.58	/Parcel: 457.5	Land Unit Type:		

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	316,600	0	.	.	316,600	316,600	Year End Roll	12/18/2019
2019	102	FV	267,500	0	.	.	267,500	267,500	Year End Roll	1/3/2019
2018	102	FV	221,500	0	.	.	221,500	221,500	Year End Roll	12/20/2017
2017	102	FV	206,100	0	.	.	206,100	206,100	Year End Roll	1/3/2017
2016	102	FV	206,100	0	.	.	206,100	206,100	Year End	1/4/2016
2015	102	FV	186,100	0	.	.	186,100	186,100	Year End Roll	12/11/2014
2014	102	FV	163,400	0	.	.	163,400	163,400	Year End Roll	12/16/2013
2013	102	FV	163,400	0	.	.	163,400	163,400		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID WEX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 1.																			
Sty Ht:	5 - 5 Story			A Bath:		Rating:																					
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																					
Foundation:	1 - Concrete			A 3QBth:		Rating:																					
Frame:	2 - Steel			1/2 Bath:		Rating:																					
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																							
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																				
Color:	BRICK			A Kits:		Rating:																					
View / Desir:	N - NONE			Frl:		Rating:																					
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																					
Grade:	C - Average			<b>CONDOS INFORMATION</b>																							
Year Blt:	1971	Eff Yr Blt:		Location:	F - Front																						
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:	4 - 4th Floor																						
Const Mod:				% Own:	0.903699994																						
Lump Sum Adj:				Name:	16 - 6031																						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	28.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0														
Sec Int Wall:		%		Economic:			%	Additions:																			
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	4 - Carpet			Override:			%	Baths:																			
Sec Floors:		%		Total:	28.8	%		Plumbing:																			
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:																			
Subfloor:				Basic \$ / SQ:	320.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.34269667			General:																			
Electric:	3 - Typical			Const Adj.:	1.00909925			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>															
Insulation:	2 - Typical			Adj \$ / SQ:	433.573			Rate	Parcel ID	Typ	Date	Sale Price		<b>SUB AREA DETAIL</b>													
Int vs Ext:	S			Other Features:	32749								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Heat Fuel:	3 - Electric			Grade Factor:	1.00								GLA	Gross Liv Ar	712	433.570	308,704										
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.34000003																						
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100	% AC:	100	LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO	Adj Total:	457547																						
% Com Wall:		% Sprinkled:		Depreciation:	131773																						
				Deprecated Total:	325773																						
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																			
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:				Before Depr:	580.99																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
<b>PARCEL ID</b> 011.A-0001-0408.0																<b>IMAGE</b>											
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>											
																											